

903 W. MAIN STREET

EL PASO, ILLINOIS 61738

OFFERING SUMMARY

Sale Price:	\$495,000
Lease Rate:	\$3,500/Mo. NNN
Building Size:	Approx. 7,200 SF
Lot Size:	Approx. 0.64 Acres

Property Highlights

- Vacant retail building for an owner-user or investor
- Perfect for a variety of uses including general storage
- El Paso is approx. 35 Miles from Peoria, IL
- The exterior walls are metal sided with a steel frame.
- El Paso, IL an agricultural community with small town charm
- Excellent opportunity due to lack of available inventory in this submarket
- Nearby cities include Bloomington-Normal, Gridley, Eureka and Chenoa, IL
- Predominantly rural area with many farms throughout the region
- Former Dollar General

Daniel Miller

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Lease Rate:	\$3,500/Mo. NNN
Building Size:	Approx. 7,200 SF
Lot Size:	Approx. 0.64 Acres
Price / SF:	\$68.75
Year Built:	2004

Property Overview

The property is a free-standing, one-story former Dollar General retail building with a large parking lot. The construction is metal sided with a steel frame with the typical block facade. The building is divided into a general sales area, a small office, and employee's area, a stock room, and two restrooms. The roof is pitched with standing metal seam roof cover over a metal deck with steel joist support and is insulated.

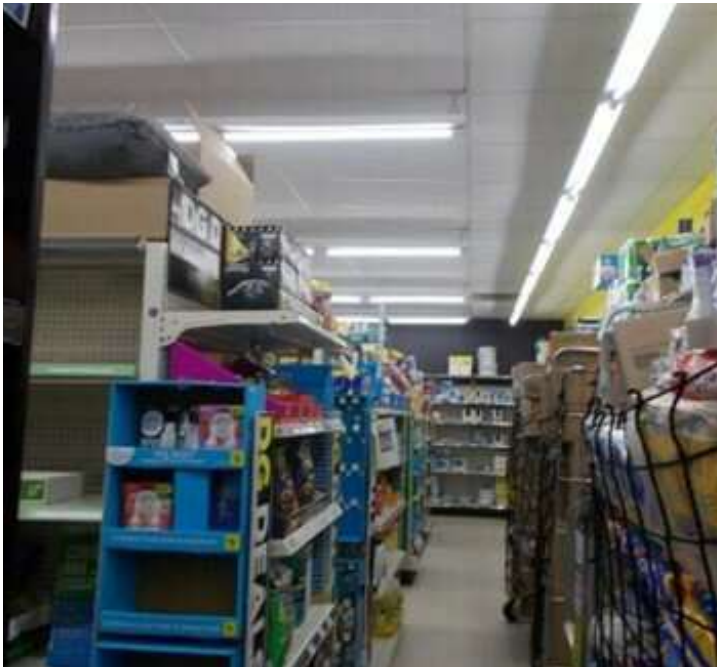
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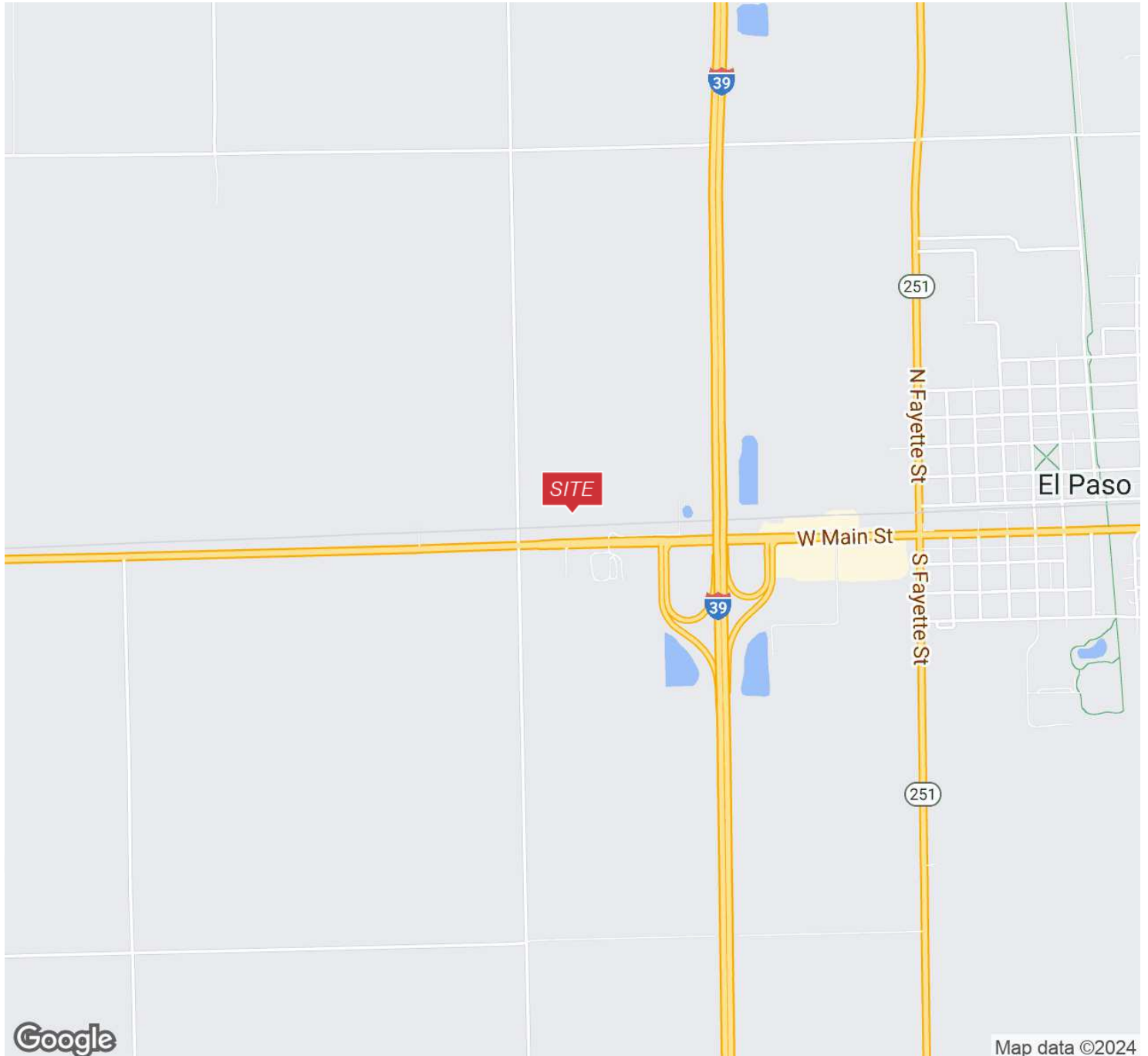
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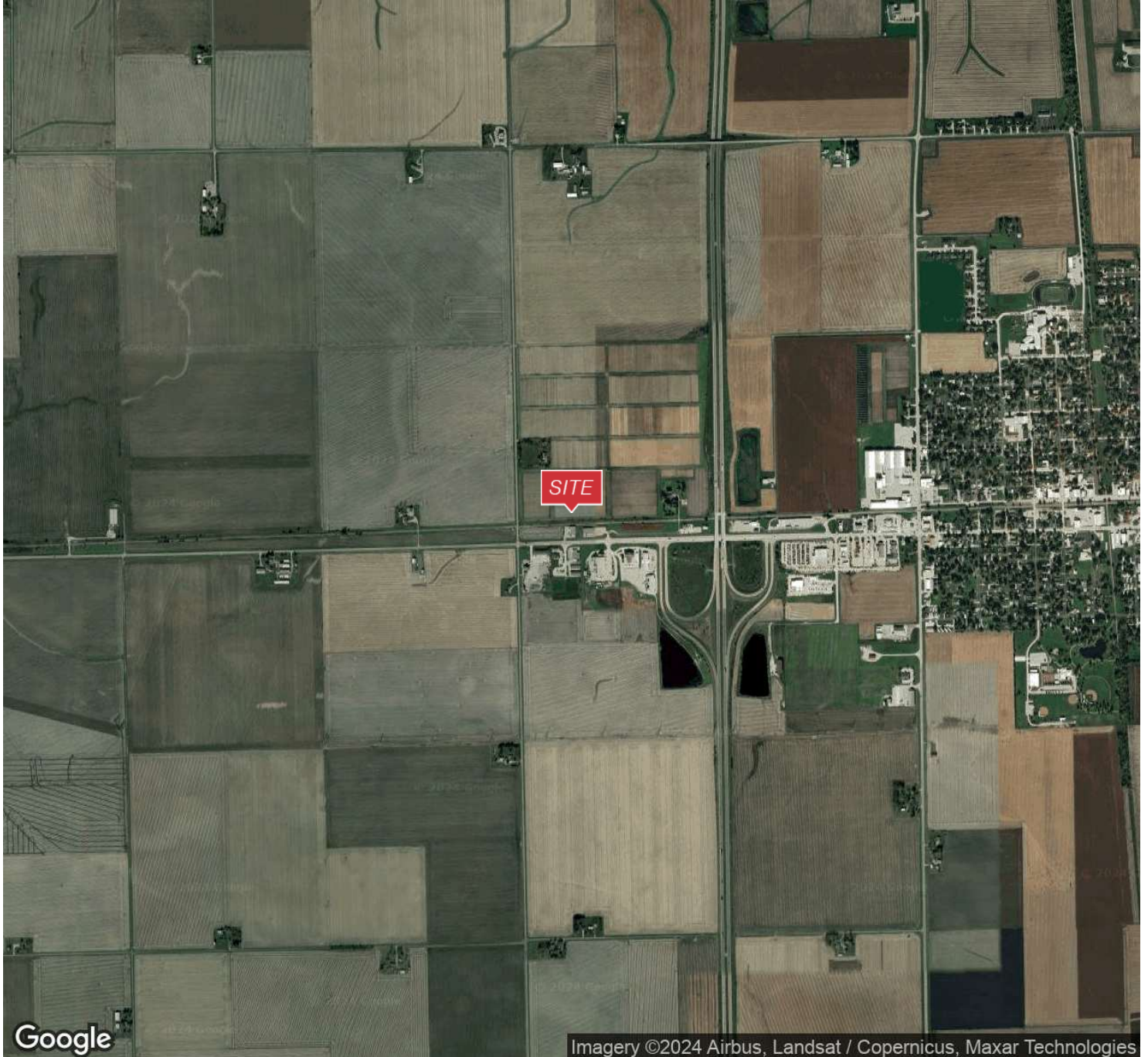
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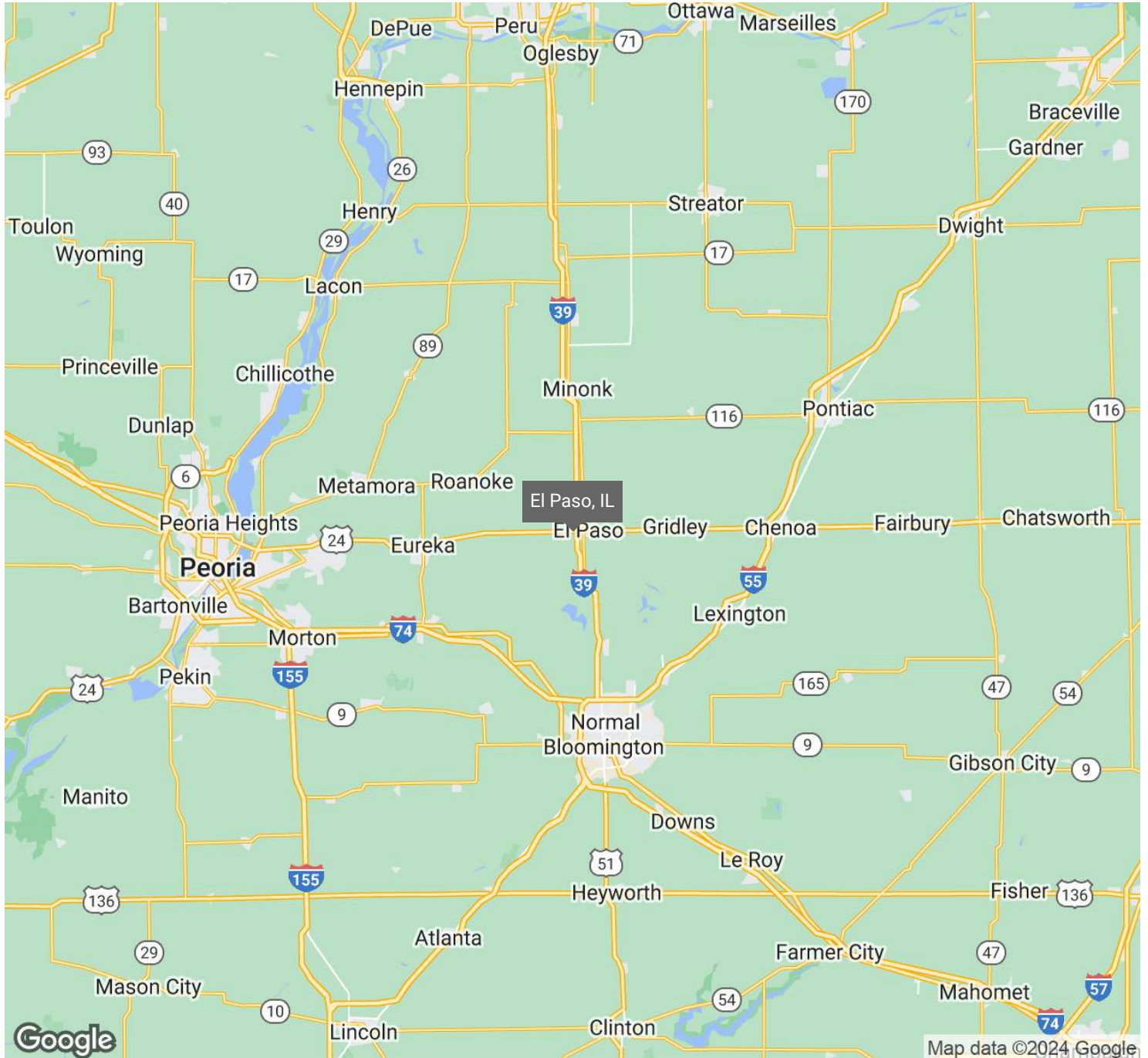
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